

# Downtown Kingsport

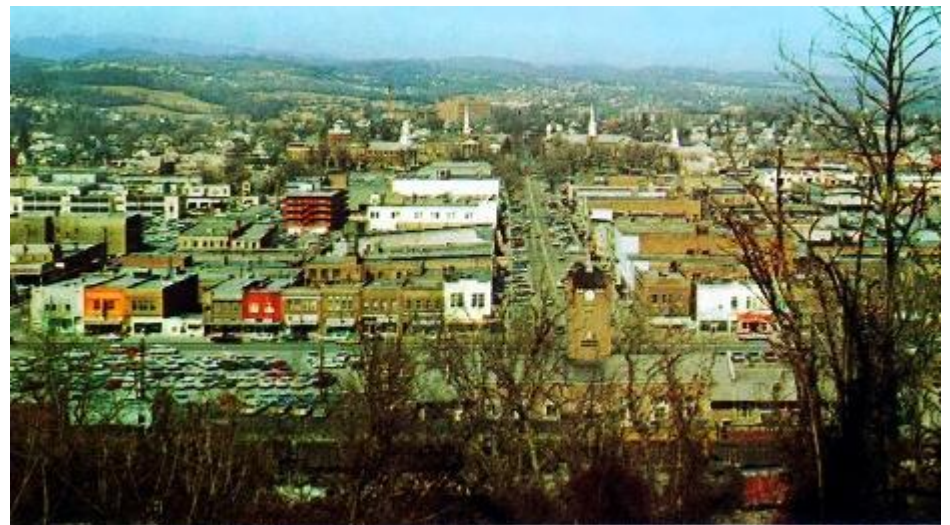
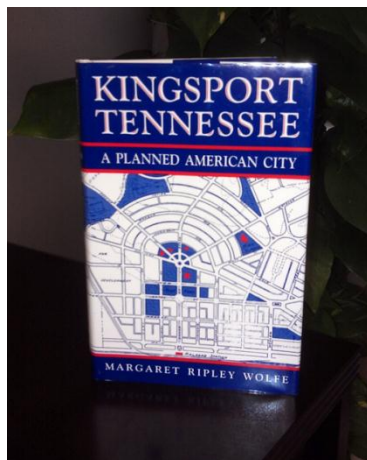
Model City Coalition

April 2012



2011 ^

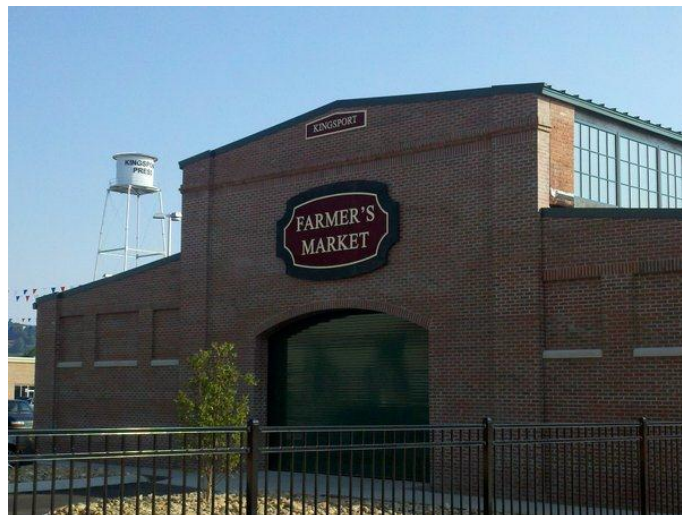
1967 >





# Downtown since 1997

- ✓ Broad Street streetscaping
- ✓ Academic Village / Higher Education
- ✓ Public Art/Sculpture Walk
- ✓ Parking garage
- ✓ Medical offices
- ✓ New corporate office (TriSummit Bank)
- ✓ Lofts
- ✓ Signage (wayfinding & gateways)
- ✓ Farmer's Market
- ✓ Full-service grocery store/deli/pharmacy
- ✓ Restaurants
- ✓ Specialty shops (clothing, art, accessories)
- ✓ Board of Education / Chamber of Commerce
- ✓ Landscaping at key gateways
  - Sullivan/Wilcox
  - Sullivan/Main
  - Clinchfield/Center
- ✓ \$41,700,000 private taxable investment (1998-2011)
- ✓ Excluding public/semi-public non-taxable investment (an additional \$129,000,000)



# Future Focus Areas

## Magnets (to attract traffic)

- 1. Retail**
  - 3 major (fashion, furnishings, outdoors)
  - 6 minor (art, coffee, restaurants, shoes, gifts)
- 2. Entertainment**
  - Music / Live Performance Venue
  - Theatre / Cinema
- 3. Sports**
  - Indoor training/competition facility
- 4. Leisure & Festivals**
  - Centennial Hill Park
  - Main Street Festival Space
- 5. Landscaping**
  - Remaining key intersections / corridors
- 6. Higher Education**
  - Academic Village 2.0
- 7. Government**
  - Relocate County offices from City Hall,
  - Backfill space
  - Relocated city engineering downtown

## Housing (to attract residents)

- 1. Upscale apts/condos**
  - New construction
- 2. Lofts**
  - Rehab older buildings
- 3. Single family**
  - Infill nearby neighborhoods
  - Modernize existing homes

## Model City Coalition Requested Capital

### CAPITAL

Fiscal*	Rank	Project	Request	Total
2013	1	Control Super Market Row (Bray + adjacent prop)	\$ 2,800,000	
2013	2	Control property at General Shale (72 of 112 ac)	\$ 2,000,000	
2013	3	Control vacant land at Cement Plant (E Main St) 3.4 ac	\$ 300,000	
2013	4	Stone facing of underpass at Wilcox	\$ 100,000	
2013	5	Control former Gas Station at Market/Sullivan	\$ 300,000	\$ 5,500,000
2014	1	Install permanent "up" lights on trees on Broad St.	\$ 40,000	
2014	2	Centennial Hill Park Phase 1	\$ 1,000,000	
2014	3	Nolen Square Streetscape Ph 1	\$ 225,000	
2014	4	Beautify between City Hall & Justice Center	\$ 50,000	
2014	5	Plantings at Market/Sullivan	\$ 30,000	
2014	6	Open a Kingsport history & heritage museum	\$ 500,000	\$ 1,845,000
2015	1	Centennial Hill Park Phase 2	\$ 1,000,000	
2015	2	Nolen Square Streetscape Ph 2	\$ 225,000	
2015	3	Improve entrance landscaping Wilcox/Meadowview/I-26	\$ 750,000	
2015	4	Plantings & walls at Sullivan, Center, Wexler	\$ 30,000	\$ 2,005,000
2016	1	Centennial Hill Park Phase 3	\$ 1,000,000	
2016	2	Nolen Square Streetscape Ph 3	\$ 225,000	\$ 1,225,000
2017	1	Nolen Square Streetscape Ph 4	\$ 225,000	\$ 225,000
2018	1	Landscape corner Center & Clinchfield	\$ 100,000	\$ 100,000
				\$ 10,900,000

**OPERATING**

2013	Facilitate State Theatre & make operational	\$	50,000	\$	50,000
2013	Facilitate construction of indoor sports/training facility	\$	120,000	\$	170,000
2013	Façade Grants	\$	100,000	\$	270,000
2013	Redevelopment Incentive Grants	\$	100,000	\$	370,000
2013	Housing Incentives (\$1 per sf)	\$	25,000	\$	395,000
2013	Landscaping	\$	-	\$	395,000

**ACTIVE CIP PROJECTS THAT IMPACT DOWNTOWN**

Justice Center Expansion	\$	6,000,000	
Library Expansion	\$	8,000,000	
Improvements to support Carousel Round House	\$	750,000	
Additional Building(s) at Academic Village	\$	5,000,000	
Additional Parking Garage for Academic Village	\$	4,000,000	\$ 23,750,000